



General Assembly

Substitute Bill No. 338

February Session, 2004

* ____SB00338FIN__042704__ *

AN ACT CONCERNING CERTAIN STATE MODERATE RENTAL HOUSING PROJECTS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

- 1 Section 1. (NEW) (*Effective from passage*) (a) As used in this section:
- 2 (1) "Commissioner" means the Commissioner of Economic and
3 Community Development.
- 4 (2) "Housing revitalization plan" means a plan prepared by the city
5 of Hartford, East Hartford or New London, to address the
6 revitalization of a state-assisted moderate rental housing development,
7 or portion of such a development, constructed pursuant to part II of
8 chapter 128 of the general statutes. The housing authority shall consult
9 with the residents of the housing development in preparing said plan,
10 in accordance with the provisions of this section.
- 11 (3) "Local planning committee" means a committee established by
12 the executive director of the housing authority of the city of Hartford,
13 East Hartford or New London for the purpose of developing a housing
14 revitalization plan.
- 15 (4) "Housing authority" means the housing authority, created
16 pursuant to section 8-40 of the general statutes, of the city of Hartford,
17 East Hartford or New London.

18 (b) Any housing authority that wishes to revitalize a state-assisted
19 moderate rental housing development constructed pursuant to part II
20 of chapter 128 of the general statutes shall comply with the provisions
21 of this section.

22 (c) The executive director of the housing authority shall establish a
23 local planning committee, which shall consist of representatives of (1)
24 the housing authority; (2) each resident association that represents
25 residents of the housing development; (3) the municipality in which
26 the housing development is located; (4) the Department of Economic
27 and Community Development; (5) the Connecticut Housing Finance
28 Authority; (6) the employees of the housing authority; (7) community
29 groups involved in the provision or maintenance of housing for very
30 low income households, including, but not limited to, emergency
31 shelters, legal services programs and social services agencies that deal
32 with housing problems; (8) such other persons or community
33 organizations, including local community leaders and representatives
34 of business, labor, education and other social services agencies, as the
35 executive director of the housing authority deems desirable; and (9)
36 the chairpersons and ranking members of the select committee of the
37 General Assembly having cognizance of matters relating to housing, or
38 their designees. Each entity under subdivisions (1) to (8), inclusive, of
39 this subsection shall appoint its representative to the local planning
40 committee. The executive director of the housing authority shall
41 designate the chairperson of said committee.

42 (d) The board of the housing authority shall assure that the tenants
43 of the housing development are able to fully participate in the
44 planning, review and implementation process. The authority shall
45 provide reasonable funding with which the tenants can obtain the
46 services of professionals with expertise in tenant outreach, training,
47 organizing, housing policy and law so as to promote the achievement
48 of genuine tenant participation and to protect the interests of the
49 tenants during the planning and implementation process. The
50 residents of the development shall create a committee to participate in
51 the revitalization process. Said committee shall select the professionals

52 described in this subsection, have access to all information concerning
53 the revitalization process, and be permitted to participate in all
54 meetings concerning such process, including meetings of the local
55 planning committee and the housing authority.

56 (e) The local planning committee shall prepare a housing
57 revitalization plan for the housing development for which
58 revitalization is sought. The committee shall hold at least one public
59 hearing early in the planning process, at least one public hearing after
60 a preliminary housing revitalization plan has been drafted and at least
61 one public hearing on the final housing revitalization plan. Notice of
62 each such public hearing shall be mailed or delivered to each tenant
63 association representing tenants in the development and to each tenant
64 household in the development. In addition to any formal notice, each
65 such public hearing shall be publicized generally in the municipality
66 through posted notices at the development and through publicity both
67 through newspapers of general circulation in the municipality and to
68 weekly community newspapers. A record shall be kept of all
69 comments received at such hearings.

70 (f) A housing revitalization plan shall provide for the rehabilitation,
71 reconstruction or reconfiguration of the housing development. The
72 plan shall include an estimate of the cost of implementation and the
73 projected funding sources by which such cost shall be met. The plan
74 shall state whether its implementation requires the waiver of any
75 existing general statutes or regulations and, if so, shall identify with
76 specificity the general statutes or regulations of Connecticut state
77 agencies sought to be waived, the extent to which waiver is necessary
78 and the justification for such waiver. A housing revitalization plan
79 may include the demolition of some or all of the existing buildings in
80 the development and may propose their replacement with fewer units
81 of on-site and off-site low and moderate income housing than were
82 part of the original moderate rental housing development. If said plan
83 proposes such reduced number of replacement units of low and
84 moderate income housing, the plan shall state explicitly why such a
85 reduction in low and moderate income housing units is necessary. The

86 plan shall also describe the alternatives considered by the housing
87 authority in planning for the future of the housing development. Upon
88 completion of the housing revitalization plan, the local planning
89 committee shall submit the plan to the housing authority for its
90 approval.

91 (g) Upon approval of the housing revitalization plan by the housing
92 authority, the housing authority shall submit the plan to the
93 Department of Economic and Community Development, the
94 Connecticut Housing Finance Authority and the select committee of
95 the General Assembly having cognizance of matters relating to
96 housing. The plan shall be accompanied by a copy or a summary of all
97 comments received at public hearings and an explanation of how the
98 plan was modified, or why it was not modified, in response to the
99 comments.

100 (h) A housing revitalization plan may be amended, provided any
101 such amendment is prepared and approved in accordance with the
102 same procedure under this section for the preparation and approval of
103 the plan.

104 Sec. 2. Section 35 of public act 03-6 of the June 30 special session is
105 amended by adding subsections (e) and (f) as follows (*Effective from*
106 *passage*):

107 (NEW) (e) The successor entity may, from time to time, amend an
108 approved revitalization plan, provided any such amendment shall
109 comply with this section and sections 34 and 36 of public act 03-6 of
110 the June 30 special session. Any such amendment shall be proposed
111 and approved pursuant to the provisions of subsections (c) and (d) of
112 this section, provided no such amendment may be submitted to the
113 commissioner for approval or approved by the commissioner unless it
114 is developed with the advice and consultation of the local planning
115 committee. The local planning committee shall be convened by the
116 successor entity. The executive director of the successor entity shall
117 designate the members of the local planning committee and its

118 chairperson, provided the membership of such planning committee
 119 shall include not less than two residents of the developments including
 120 residents selected by a resident association, and not less than two
 121 representatives of organizations that advocate for public housing
 122 residents. Each resident association representing residents of the
 123 developments may select one representative to serve on the local
 124 planning committee. The successor entity shall (1) assure that the
 125 residents of the housing developments are able to fully participate in
 126 the planning, review and implementation process, and (2) provide
 127 reasonable support so that such residents will have access to expertise
 128 in tenant outreach, training, organizing, legal rights and housing
 129 policy in order to promote genuine tenant participation and to protect
 130 the interests of the residents during the planning and implementation
 131 process. As used in this subsection, "successor entity" means the
 132 Connecticut Housing Finance Authority.

133 (NEW) (f) The local planning committee may propose amendments
 134 to the housing revitalization plan. The committee shall hold at least
 135 one public hearing prior to its approval of any amendment. Notice of
 136 any such public hearing shall be mailed or delivered to each resident
 137 household in the developments and to each resident association
 138 representing residents in the developments. In addition to any formal
 139 notice, any such public hearing shall be publicized generally in the
 140 municipality through posted notices at the developments and through
 141 publicity both through newspapers of general circulation in the
 142 municipality and through weekly community newspapers. A record
 143 shall be kept of all comments received at such hearings and at the
 144 hearing held pursuant to subsection (c) of this section, and a summary
 145 of all oral comments and copies of all written comments shall be
 146 transmitted to the commissioner at the time of submission of the
 147 proposed amendment to the plan.

This act shall take effect as follows:	
Section 1	<i>from passage</i>
Sec. 2	<i>from passage</i>

HSG	<i>Joint Favorable Subst. C/R</i>	PD
PD	<i>Joint Favorable</i>	
CE	<i>Joint Favorable</i>	
FIN	<i>Joint Favorable</i>	